

ISH3 Thurs 8 Dec_Part2

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FULL TRANSCRIPT (with timecode)

00:00:05:29 - 00:00:24:10

Okay. Thank you very much. And here it is now reconvened 55. Thanks for your promptness and everybody getting back. And I've got just a few more questions on design. Just before that, we move on to the next agenda item. But just before I do, I noticed there's a hand up on line from Ms.. Cressy.

00:00:27:17 - 00:01:18:15

Yes. Thank you. Health crisis water company. Welsh Government. It's going back to the point that Mr. Katter was making in relation to the work they had done in relation to the great infrastructure. He mentioned that, you know, when they first started looking at this, Molnar wasn't at a point what it says now. And I was just wondering whether I think to the point mate in the room, whether there's information on the options they have been able to discuss with National Grid more, not on the potential interconnector and whether the costs of those and the delays that that would imply to this project are available.

00:01:18:17 - 00:01:49:25

I couldn't find them. It would be useful to know that information, I think, because although we fully realize as Welsh government the importance of this project to the decarbonised energy, it's not at any cost to the community. The Welsh Government thinks that, you know, this should any opportunity to minimise impacts on the environment and community should be considered that the need to be useful to understand those in more detail.

00:01:49:27 - 00:01:50:13

Thank you.

00:01:52:16 - 00:01:53:20

Thank you, Ms.. Cressy.

00:01:56:03 - 00:01:56:26

Wish to respond.

00:02:01:16 - 00:02:06:29

So please don't. On behalf of the up, I'm not entirely sure what it is that's being asked of us.

00:02:08:23 - 00:02:24:00

Max is in respect to National Grid connection. Our national grid matters and the interface with other projects are matters for National Grid, not for us. So I'm not entirely sure what what question is being asked here.

00:02:25:17 - 00:02:27:06

Ms.. Cassidy We should clarify.

00:02:27:23 - 00:03:08:26

Yes. So we realize the owl more falls outside the the offshore transmission network could have been. However, there is an opportunity for our, well, a board to volunteer to work with the other projects to understand what opportunities might exist outside, you know, before coming on land for the offshore in relation to the network design options. So it would be useful to understand whether those have been considered and whether at the plea we understand or knows the delay that those would bring to this project.

00:03:09:15 - 00:03:12:00

So those can be considered that as well.

00:03:14:16 - 00:03:16:22

Thank you. So if you wish to add.

00:03:17:13 - 00:03:57:15

A podcast on behalf of the applicant, I would add to two parts of Ms.. Chris's question around discussions with other parties that we have had joint meetings between ourselves, National Grid, the Moana Project and the Mayors Interconnector. We've had two meetings, one as recently as two weeks ago. We've got a call on Monday and this is principally around ensuring that we can work together and coordinate to ensure that all of those respective projects can be delivered in a sensible, coordinated and timely way as we're all connecting into the same national grid substation.

00:03:57:17 - 00:04:28:04

So we are very committed to working with those parties in a coordinated way, in the colloquial sense of it, and to ensure that all projects can be delivered in a sensible, timely way. With respect to coordination in the OTI and all sense of the word, we don't have detailed numbers in terms of what a specific program, delay or cost delay would be. We have a grid connection from national grid to connections about the width, and there's a radio connection. As Ms..

00:04:28:06 - 00:04:44:18

Cressy said, we're outside of the ocean in our process, and I've outlined how we how we got to that position and why we're there and what we consider to be that by and by National Grid and basins, the Asian aisle position. So I don't think we have anything really additional to say on on that.

00:04:45:17 - 00:04:50:29

No, thank you. That's useful. Very useful. Okay. Mr. Bibby.

00:04:52:21 - 00:05:17:17

Thank you. Maybe from Dempsey and mentions made earlier about sort of footprint drawings once the ASI meeting the other day was very enlightening on the area that will be affected and on some of the information such as height, etc., of the some of the structures. And are there any particular drawings available to illustrate

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how those will how those will actually

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sort of be built will actually appear?

00:05:29:09 - 00:05:33:02

If so, please forgive me if I missed, missed, missed not seeing them.

00:05:35:16 - 00:06:12:27

List on on behalf napkin and I'll have support from others who there are. There is information in the environmental statement and there are photo montages showing a sort of maximum design envelope that have been put into the environmental statement from various views which show a effectively it's been done on a we call it a black box process, but what the maximum design parameters of of the largest size of site plus the the highest buildings are I think in the design principles document.

00:06:12:29 - 00:06:51:23

There is also an indication as to what the layout of the gas sorry the air would look like and die. And guys and as we've made clear this, there isn't yet a detailed design. It's perfectly normal at this stage of the process for there not to be a detailed design. But what the applicant has sought to do is to assess that worst case in terms of the largest footprint, the largest buildings, so that the impacts are properly considered in determining the application.

00:06:53:26 - 00:07:04:21

Okay. Thank you for that. And I'll come back to you in a second, Mr. Bibby. But just to say also that we, as I mentioned before the break, that we will be putting up on the visualisations under the the next agenda item on the big screens as well.

00:07:05:25 - 00:07:21:28

Okay. Yes, it wasn't particularly the visualisation. I was I was sort of doing two at the moment. It was just the actual elevation. Is there any other, any indicative drawings? I appreciate the footprint of the layout is available, but it was actually that the actual elevation that.

00:07:22:00 - 00:07:23:08

I was particularly concerned about.

00:07:24:18 - 00:07:25:03

Thank you.

00:07:37:01 - 00:07:49:28

I think we will request less done on behalf of the applicant. I think we were requested to put something in for as part of the examining authorities first round of questions. I'm not sure I've got the response document.

00:07:55:04 - 00:07:55:19

So

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such 1007

00:08:02:06 - 00:08:09:13

and it's an appendix to that, that document. And we were asked to put that material in by the examining authority.

00:08:09:19 - 00:08:10:09

Which was.

00:08:11:08 - 00:08:13:14

Appendix Q I think. Yeah, yeah.

00:08:21:28 - 00:08:32:16

Yes. Sorry. My mistake. Appendix Q was a tab on sweat. Get my dates mixed up. Apologize, but there's an appendix to Brett. 1577.

00:08:38:19 - 00:08:39:14
Appendix F.

00:08:41:09 - 00:08:42:16
I'm reliably informed.

00:08:42:25 - 00:08:45:17
Thank you. Thank you. Okay. Thank you, Mr. Libby.

00:08:52:18 - 00:09:02:11
Okay. Okay. And if we move on this just excuse my ignorance on this one, but paragraph 71 of the design principles document

00:09:04:13 - 00:09:06:05
conserves noise attenuation panels,

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which it says

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may be visible from outside the onshore substation site. How large This question might not be able to be answered. How large potentially would they be? No such and panels or barriers? And what would the design of those likely look like?

00:09:30:15 - 00:09:54:14
Charles Sims Williams On behalf of the applicant, So was that obviously the detailed design of those haven't been completed yet? I believe the examining authority have done a site visit to the to more substation where the transformers there have got doorways, enclosures around them and that would be a typical example of a noisy enclosure in an onshore substation.

00:09:57:15 - 00:09:58:11
Okay. Thank you.

00:10:01:16 - 00:10:04:26
The should the design principles document cover

00:10:06:12 - 00:10:29:05
construction details was up as well. And in this respect, I'm noting the proximity of the proposed temporary construction compound to the registered historic park and garden above all with. And so should there be some description of site potentially details of the maximum site and height and colors of temporary office and welfare facilities, for instance, you say offices and so on.

00:10:36:27 - 00:10:37:17
The second piece.

00:10:48:03 - 00:10:48:18
Pretty busy.

00:10:51:27 - 00:10:53:06
Because, you know.

00:10:55:06 - 00:11:12:28

So let's start on behalf of the applicant. Again, this isn't something that's been raised previously with us. So to just we're happy to take that one away and come back, I think that would be a question as to as to visibility and whether it will be seen from there. But yeah, happy to. Happy to look at that.

00:11:13:06 - 00:11:35:02

Thank you. That be useful. Q And my next question is to DENBIGHSHIRE. I'm sure you're Climate six of the draft eco concerns details of various design aspects to be submitted to and approved by yourselves at Denbighshire. Are you confident that you have the design expertise and resources in-house to deal with that with that information?

00:11:38:06 - 00:12:09:12

I suppose they the short answer would be no. We'd be looking to procure external landscape consultants to assist us in discharging that requirement. And where we've dealt with previous and SEP applications, we've tended to enter into a PPA with the applicant to ensure we've got the resource whilst it to agree a charging schedule for the discharge of the details and also to ensure we've got resources to procure any external consultants that we need. And we have been in discussions with the applicant and they are open to that kind of arrangement with them.

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But yeah, I think we would need landscape consultants to, to discharge requirements X.

00:12:14:09 - 00:12:18:27

Okay, Thank you. Michelle. That's useful. Jennifer. Applicant wish to respond that.

00:12:19:26 - 00:12:42:26

All costs are on behalf of the applicant. Note Just to echo what Ms.. Shaw said, that we're very happy to have discussions to enter into a PPA to ensure that the right technical resources are in place. Worth noting that the involvement of LGC to date we were at the hearing yesterday was through an arrangement whereby we were providing those services and so that sort of thing is can continue.

00:12:44:00 - 00:13:04:18

Okay, thank you. That's useful. And then a final question really on design is that you might have actually set ourselves as a panel. We conducted an unaccompanied site inspection last month to look at some substations in Suffolk, some constructed substations. East Anglia one is actually for a greater gap out in caliper.

00:13:06:23 - 00:13:26:28

Has any thought been given to the use of more funding in this case to screen views or other potential uses of the future substation site? So, for instance, this extension to the adjacent nature reserve or incorporation of public access for parcel similar recreational opportunities.

00:13:33:17 - 00:14:06:08

Sell is done on behalf of can. If we take those in in order will deal first of all with with funding and the considerations of funding and then and then ecology and clearly sort of linking into the eight day landscape and environmental management plan that we're coming forward. The first thing I would say before we before we go into that, and I'm sure you will be very aware of this, is those substations are in very different locations to this location.

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And

00:14:08:27 - 00:14:59:09

I'm not familiar with East Anglia one or East Anglia three, but you'll be aware that the Caliper substation, that's another WB project and you'll also be aware that it's within an area of outstanding natural beauty and very close to the coast. So there is a, there is a I think it's very important when we look at the substation and the substation design is to be aware of the context. And I think as we talk about funding the importance of recognising the, the existing environment and particularly the existing character character on site, be that ecology, existing trees which which my colleagues will talk further about and it's, it's often quite easy to think, well, let's just build a very large landscape bund and then it'll hide, it'll hide a substation.

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And those that will have seen funding know that often. It can itself be a blot on the landscape and actually create something in terms of landscape that wasn't there before, therefore becomes very

00:15:15:20 - 00:15:50:23

much, I think, what most probably a landscape consultant's word for it, but it doesn't fit within the landscape in which it's in which it sited. So I'll hand over to others who will talk about the sort of more detailed consideration of of that. But I think, as I say, I think it's very, very important that when we compare that any comparison is done very carefully and is very is very mindful of the particular characteristics of not just the receiving landscape and area, but also the sites, the sites themselves in terms of what's available.

00:15:56:06 - 00:16:27:22

Charles Sims Williams On behalf of the applicant, I think my colleague has said most of the main points that are relevant. But just to add from a technical point of view. So the galloper substation for those that have not visited it is on the top of a small hill with a road running to the south of it. And the local authority. Express They can view that, but the view of the substation should be minimised from that road to the south.

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And as a result, the Gallop substation has a considerable bund around it because the viewpoint being lower than the substation and the substation itself is then set down within that bund. The geology where the substation is constructed, it is permeable and therefore from a drainage point of view, infiltration was a a suitable drainage means, which was one of the reasons that made that law applicable to the substation.

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But I'll hand over to my colleague for more details.

00:17:10:29 - 00:17:42:09

At the moment, the landscape and visual assessment has been carried out without the use of funds, and I think that some of the aspects of the landform on the site mean that because it is falling away from classic wood road and that some of the opportunities for woodland planting between the road and the site mean that the woodland will already have a greater and quicker screening effect than might or otherwise are.

00:17:42:11 - 00:18:09:11

Right because it's closer and higher up in terms of the relative slope. The current a determination of the platform height has been derived from looking at balance cut and fell to avoid the need for transporting material around the site. But it may be that there turns out that is a requirement to find some locations for

00:18:10:28 - 00:18:22:07

use of the material on site rather than taking off site, which would be the most desirable use of way of accommodating the material rather than transporting it.

00:18:24:03 - 00:18:59:23

There are quite a few existing physical features on the site. So reflecting on what Mrs. Dunn said about trying to avoid something, looking out of and out of character with the landscape, we would have to look at accommodating smooth transitions between the existing landscape and anything that was proposed to be added to it. And the greater that, the longer the gradient, the greater the potential impact on some of those features that we're trying to retain may be.

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So we will have to think about all those things. For me, we start to think about that balance of of need and also the balance of the possible and resultant impacts on that landscape. For example, there's some trees around the ponds and both the south and the north of the site which are being shown within the outline landscape management plan plan. Figure two I don't know if we want to go into that.

00:19:32:17 - 00:20:03:13

Just know that we'll be coming on to that in more detail later. So we will bring up the plan. And so there are some some trees within the areas that aren't within the capable corridor. And we would be really keen, for example, to be able to retain as many of the hedgerow trees on the site as we can as characteristic layering elements that do overall provide some screening. So where possible, we'd be trying to retain those and for ecological benefit as well.

00:20:03:17 - 00:20:25:08

Some aspects of the site would be better to be maintained and the profiles that exist with them. And so there's a lot of things to come on to in terms of detailed design to to we allow those pros and cons of the benefits or otherwise of introducing further works on the site. I hope that answers your questions.

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I'll

00:20:27:02 - 00:20:44:29

get thank you does Yeah. Ms.. Thompson And I think as you rightly identified, it is probably topics of well, we'll move on to the next gender item as well and each other landscape. So before we do do that, does anyone have any comments? Final comments I wish to make on good design before we move on to landscape and visual.

00:20:47:11 - 00:20:48:04

Yes, Mr. Davis.

00:20:49:09 - 00:21:12:23

And they look for the guy you see next, and they will call you like general panic or out of character on the landscape and therefore go with a high Attila or Mitama and a chi chi chi chi ama. Well, maybe harm to hear us talk over Jacko.

00:21:15:00 - 00:21:26:09

Thank you, Mr. Davis. Okay. Okay. Thank you for that. So now we move on to agenda item free lunch and visual, and I'll pass over to Mr. Hobson. Thank you.

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Thank you very much. I think it'd be useful to have figure two of the outline landscape technology management plan on the screen, if possible, please.

00:21:51:19 - 00:21:55:09

The references. Wrap to Dash 010.

00:22:14:29 - 00:22:36:18

So whilst it's coming on the screen, my question was figure two shows, landscaping and sort of habitat creation around the substation site. Would this plan be the same for both the gas and the gas options? Because this does this just show the air option?

00:22:45:00 - 00:23:15:15

Linda Thompson for the applicant. I think it is a very outline stage in terms of it shows some of the principles. But I think when you we come on to having detailed design that that would evolve. So I think I can describe what the principles of the arrangement I am and why we've come up with this. The woodland areas within the locations we have, but through detailed design of a gas option, where to come forward with some of those locations would inevitably change.

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Okay? And that's because the effects within the blue area would be smaller.

00:23:22:05 - 00:23:22:27

Correct? Yes.

00:23:23:02 - 00:23:32:18

So that would be potential for, say, if the gas option was used, a greater sort of buffer zone between the nature reserve and the substation site.

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That could be I think we would have to look at in the round as to what the most sensitive receptors were within the vicinity and look at where the bigger site is best able to accommodate. Yes, we'd be thinking about larger buildings there, so we need to think about visual receptors too. But inevitably it gives us a bit more flexibility of if we have to, to fit that in to best effect to minimise a variety of different effects.

00:24:03:08 - 00:24:19:18

Okay. Thank you. And if the gas was used, which is a smaller footprint, would the the ponds and those trees which surround it still act as a constraint, or could they, could they be so orientated to follow field patterns

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in a better way?

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I think you would work within the hard constraints to to orientated and to the best, considering all of the different potential effects or ecological effects, but also visual effects on some of the local receptors. So within the illustrative examples that we'll look at later from, we come onto viewpoints, for example, the gas substation that's being sited so that it is across the southern end of the and the EIA development because at that point it was considered to be the worst case from a visual receptor perspective and thinking about the views from Glasgow Road because the principle of the the used to be to consider a worst case option.

00:25:13:18 - 00:25:30:10

So in thinking about that, that's probably part of what you would want to avoid. If that's the worst case, then a better case for that's good road users might be a different orientation of the within the overall this platform area, if you like.

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Okay. Thank you. So the various options only shown in the overlap because that's effectively the worst case scenario.

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Yep.

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And did you consider putting in the other option just as a indicative example of how it might look at any point?

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No.

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She's amazing.

00:25:59:09 - 00:26:33:27

So let's talk about that. I'm given this is a platform. It was about showing the biggest footprint and retaining the ability for our guys. It was just showing the largest area. So we didn't consider it would be necessary or even helpful to show the smaller guys option. And this is I mean, I will make the point again, this is this is an indicative it's not even an indicative layout. It's a it's it's some suggestions as to how they as landscaping could be taken forward, identifying some of the principles and some of the key elements that could be used.

00:26:35:13 - 00:26:42:21

Okay. Thank you. So the figure to suggest some planting within the cable corridor. So for example to the.

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But where it comes across the. Bridle path extends out. It suggests some woodland planting within that pink line, which is effectively the cable corridor

00:26:59:21 - 00:27:01:05

opposite widens out.

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Might the.

00:27:07:02 - 00:27:18:03

Might make this planting change. So might the cable corridor come in somewhere else? Which means that potentially with implants, we wouldn't be able to be implemented in that particular part of the site.

00:27:18:26 - 00:27:50:29

Linda Thompson For the applicant at the right of way, the the whole implant shows proposed hedgerow with trees so and immediately around if I'm thinking over you, if I'm understanding what you're talking about within the cable corridor itself, there was be opportunities to plan over the cable itself with Hedgerow to reinstate hedgerow and then within the permitted. So if we leave off the the cables then we would be able to then add on trees, but we wouldn't be able to plant woodland over the top.

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So I.

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Think.

00:27:52:22 - 00:27:58:21

I'm kind of talking about the bits where this is proposed woodlands and these areas will help screen. It's got three.

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Oh, sorry.

00:27:59:17 - 00:28:02:25

So it's the it's the well, it's the southern one on the Closer.

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Okay. So what we've had to show there is that in principle we would have some woodland within the parts of the cable corridor where the cables and the end do not end up going through. And what we've shown is we've considered the worst case in terms of the views from the right away and the property to the north. And in doing this, a similar thing in relation to the Glasgow Road properties. We've shown the option where the gap essentially is the worst case.

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So and to then allow us to assess what the worst case on those views is, we've we've left the gap that would be required and the worst possible place for those receptors and shown woodland then as a principle that we'd be able to locate it elsewhere within that corridor because we wouldn't have to and leave such a wide gap. So it was it seemed like the most appropriate thing to do in terms of our assessment and and gaining also some understanding of the principles of what we were trying to achieve in terms of the woodland buffers.

00:29:12:18 - 00:29:20:00

Okay. Thank you. I understand that. So the gaps there are showing the worst case. They may be elsewhere, but then they'd be better screened if that was the case.

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Yes, exactly.

00:29:22:04 - 00:29:52:21

Okay. Thank you. Paragraph eight of the lamp states the compensation for the loss of trees on the route would be provided by the proposed screen planting of the onus of the control substation. Paragraph seven tonight seems to suggest some tree planting along the wider cable route also. Could you just please clarify whether they would be the opportunity to plant trees along the wider cable routes, notwithstanding that there would be a stand of distance of three metres from the cable locations.

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I think it's been found that it makes more sense to consolidate tree planting within the substation area. And sometimes a reluctance to put the trees back and sometimes from landowners, from my own experience of reinstating corridors. But I think the preference is that they are consolidated within the substation.

00:30:26:27 - 00:30:43:24

If I could just add to that. It's just Colbert. And on behalf of the applicant where hedges and hedgerow trees have been removed, they will, of course, be replaced by hedges with hedgerow trees. There would not be trees planted over the cable itself, but there would still be replacement trees for trees lost.

00:30:44:24 - 00:31:12:22

Within the the wider route. Not on the substations like are you referring to. So in the in the boundary beyond the the big square where the substation would be running all the way back to Rhyl, there will be trees removed. Would there be any scope within those parts of the site to replace trees outside the three metre easement? But certainly on the substation sites itself.

00:31:13:26 - 00:31:24:15

We have there is a statement. Replacement trees would be planted where they would hedgerow trees removed in the first place. But again, they would not be replanted over the cable itself.

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Yeah. In the in the wider corridor there would be some scope to replace some trees, albeit they would be a.

00:31:31:05 - 00:32:10:13

Replacement of trees. Sorry Liz Dunn on behalf of the applicant. Just to be clear, it is wet where hedgerows or trees are removed for the cable corridor where there is replacement, it would be replacement of those that have been removed rather than additional planting there. So it's effectively reinstatement and the the kind of new planting and screening planting. And able to tell me if I'm wrong is all around the substation. So there isn't any additional screening or planting save where it's replacement proposed in the cable corridor because there's no need for that.

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Because from a landscape and ecological perspective, we're just returning to what was that previously?

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Okay, so four trees removed from the centre point of the cable corridor as it comes from rail to within, somewhere within that on the outside of the red line, you could potentially plant trees.

00:32:28:19 - 00:32:30:08

Yes. Avoiding the cables.

00:32:31:09 - 00:32:32:03

Okay. Thank you.

00:32:34:14 - 00:32:41:06

So, again, go back to figure two. It doesn't identify proposals for the compound area, which is the path. And

00:32:42:22 - 00:32:50:01

on that plan in the north west part of the sites, which is the compound. So there's no annotation of that.

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But paragraph 71 of the outline itself suggests grassland will be reinstated to its previous state.

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Could you please clarify what happened here and why? It's not understated on the figure two. And also, if it's reverted to its previous states, which is currently agricultural land,

00:33:12:23 - 00:33:22:08

then why retain ownership of that land? Noting that the landowners have raised concerns about the amount of land being taken or compulsory acquired.

00:33:23:13 - 00:34:11:10

Thank you, sir. Les Dunlop help me out. I think the first point I would make is there is this is again an indicative plan and we've made that clear all the way through. And actually there is there is an indication of some potential planting up at the top end of that light blue area that you've been referring to. So clearly, it is part of the of the the the outline plan and the land would be used. It does have so as you'll see from the development consent order and the areas that are identified there, it is potentially an important area for drainage and for the drainage design of the scheme and it would be available for further ecological mitigation works.

00:34:11:11 - 00:34:40:22

So whilst we've suggested that that could be the opportunity to do that, that land clearly needs to be considered in the context of the whole scheme. And when the when the final landscape and ecology management plan is put together, it would be in the mix in terms of understanding what what the kind of what the the total provision of landscaping and ecology management would be at the site.

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Okay. So at the moment it may or may not be required.

00:34:45:05 - 00:35:14:29

It will be required because, because there are elements of it. So we've talked about there being drainage potentially through that area and other other elements that would need to be done there. So so it does need it is required. It is required as part of the project and then as the design. As we know, as the design comes forward, it may be that there are there are sort of minor changes that that are taken in terms of of the final details that are put in over that.

00:35:15:06 - 00:35:26:09

Okay. So in terms of drainage is that if drainage went through the site, that's you that you would still need to retain ownership of that land. Would it be an ongoing maintenance? Issue for the applicant.

00:35:29:17 - 00:35:56:21

So let's talk about the. I mean, I understand potentially it has the area of being the suds pond being up in that area and and the. So the total site we talked about the auto transfer previously and the total site would be transferred to the auto. And that has to be whatever is related to to the substation and the associated works that are connected with it.

00:35:58:29 - 00:36:06:25

Okay. Thank you. And similarly, regarding the land around the substation site, for example, the area there is proposed for grassland,

00:36:08:18 - 00:36:19:19

Lola Meadow, New Ponds. Can you please confirm whether this will be used for mitigation purposes or enhancement purposes? And if enhancement purposes, the necessity of having.

00:36:21:10 - 00:36:27:18

Thus the necessity for this having regard to the concerns of the landowners regarding excessive permanent land take.

00:36:31:26 - 00:36:42:18

Just called on behalf of the applicant. So they in total, the area provides mitigation, compensation and enhancement for the impacts at the.

00:36:43:12 - 00:36:44:08

Onshore substation.

00:36:44:10 - 00:37:18:24

Area and taking the compensation first. So that's primarily for. Loss of habitat as a result of the footprint of the scheme and the main ecological impacts of that are. Upon the adjacent recreational population and upon hedgerows and hedgerow trees which support roosting and foraging bat species. So both great crested newts and bats are all species that operate across landscape scale.

00:37:18:26 - 00:37:54:27

So it's been important not just to provide like for like or greater amounts of habitat, but also to reestablish habitat links. So for example, in this illustrative plan, we show that we're maintaining, broadly speaking, an East-West link across the site so that newts are present in the adjacent nature reserve still potentially retain access to ponds that are present actually embodied within park. They can still cross through that way. Equally north south is still access, and we've obviously retained the the ponds within the illustrative scheme here as well.

00:37:56:02 - 00:38:15:19

And so that's conversation, oh I should say. Likewise, the hedgerows in the woodlands that are shown on this plan serve the back population and which includes certain species that follow landscape features, in particular horseshoe species, lesser horseshoe. That was so it's been important to include those.

00:38:17:12 - 00:38:29:12

That aside, it doesn't work on an extent basis on a on a like for like basis when it comes to compensating for ecological impacts, what we need to provide is an equivalent resource

00:38:31:09 - 00:38:40:06

and the habitats that are provided will will take some time to reach the same equivalent value for the species that use them.

00:38:42:28 - 00:38:54:08

And and again, this is an outline plan, I should say. This plan has been developed from the outset through the evidence plan process with A.W. and then Bishop,

00:38:57:03 - 00:39:15:08

who we have a statement of common ground agreed with both and and both are happy with the plan as presented here in terms of the amount of land and the features that have been included for those species when it comes to enhancements. And the enhancements

00:39:17:04 - 00:39:36:21

are are to meet national and and local planning policies and, and the legislation themselves. In terms of ecosystem resilience as well as biodiversity benefit. So there's a number of features I, I, I can't go into detail now, if you like or not.

00:39:36:23 - 00:39:37:25

I mean it's just detail.

00:39:37:27 - 00:39:49:05

Just number of principles. Again, the principle has been established that there is scope to include significant ecological and biodiversity enhancement on this site.

00:39:50:15 - 00:39:51:12

Okay, thank you.

00:39:53:13 - 00:40:06:04

Paragraph 8 to 1 of the LAMP states that reinstated habitat shall be subject to an aftercare period of up to three years following reinstatement to be extended. If reinstatement is not deemed to have been successful,

00:40:07:21 - 00:40:13:09

how would it how would this be deemed and what mechanism is there to ensure this would be extended if necessary?

00:40:18:15 - 00:41:17:13

Linda Thompson On behalf of the applicant, I think we we have established and the advice versions of the length that there would be an initial three year establishment period where we would understand that the processes and maintenance to establish the trees in woodland, they would be most intense. But we have also added that the management of the woodland would be carried out on behalf of the applicant, and that would happen over the lifetime of the development and different management principles will be established as part of the defined length that will be agreed with Denbighshire and in RW and balancing the ongoing management principles and practices to balance the needs of both the landscape and visual effects mitigation with the EAC.

00:41:17:16 - 00:41:29:23

The need to also ensure that the management is suitable for the ecological and biodiversity principles that my colleague has just outlined.

00:41:31:10 - 00:41:40:29

Okay, thank you. So in the Olympics size somewhere that yeah, if, if it's not established, if the maintenance will continue beyond the three year period.

00:41:42:10 - 00:42:25:22

I think in the DC also mentions a five year period as requirement eight or length which is looks at and replacements and I think that's where the slightly further intense if you're replacing things then you'll have to go on looking after the trees to make sure that they grow beyond that. But after a three year establishment period, we would anticipate that the treatment of established and that beyond that, you're really you're not thinking too much about trying to put in too many replacements because once your trees are establishing, you don't want to be going in and trying to plant things that are going to be associated or then having to compete with the trees around it.

00:42:25:24 - 00:42:47:25

You're starting to think about in the longer term, having to start sending, for example. So I think it's all a balance of just going in and having a look at it and making sure that what you're doing is and getting to the right aims and then following the established principles that we set out and the length as we agree that.

00:42:48:13 - 00:42:56:15

Okay, Thank you. What kind of sizes would be would then be planned? That would be to be whips or sort of standard sized trees.

00:42:56:17 - 00:43:27:15

I think the principle would be that it would be transplant type, but of small, small scale. Yeah, we know that the poor, the hedgerow trees are short, the scrapes and they all emphasise being heavy stuff. Yeah. So but apart from that we, we know from our experience that to establish woodland and you get longer term benefit and speed of establishment from smaller scale.

00:43:28:21 - 00:43:31:27

We haven't had any comment to suggest otherwise.

00:43:33:15 - 00:43:34:17

Okay, Thank you for that.

00:43:38:09 - 00:43:45:03

So Accounts Council suggested provision for long term management and maintenance of the landscape areas. Over 15 years.

00:43:46:19 - 00:43:52:10

The applicants indicated the long term management and maintenance would be agreed with DCC via the find the lamp

00:43:53:25 - 00:44:01:08

where in the outline lamp has provision made for this long term maintenance and management is that paragraph hundred and 59.

00:44:20:21 - 00:44:37:22

I think there's a list of bullet points and one of them is provision for long term. Not specifying years necessarily, but provision for long term management and maintenance, which would then be subject to, I guess, definite time limits with denbighshire.

00:44:39:16 - 00:44:44:18

Yeah, it does. That is the correct paragraph if I have the correct version. So

00:44:46:10 - 00:44:49:15

it does say there I am 25 years.

00:44:52:05 - 00:44:53:13

That's an okay, sorry.

00:44:54:15 - 00:45:09:20

Sorry list. I don't have that. That's in respect of great crested Newt. If you look at the start of that paragraph, it talks about the Onslow substation, and that's very much around ecological monitoring. So the great crested next.

00:45:11:18 - 00:45:49:20

I think the paragraphs in respect of landscape monitoring and this might be something that if you've got specific questions so we can come back and confirm on off I think is around paragraphs 81, 82 and 83. So we we have the reinstated habitats subject to the aftercare of up to three years. And then the final length clearly will will indicate what is if whether that kind of further management is would take place if indeed it's needed.

00:45:49:27 - 00:45:58:11

And then you have the backstop in the development consent order in article it's sorry, requirement nine of the five years for replacement planting.

00:46:00:09 - 00:46:14:05

Okay. Thank you. Can I ask them which accounts? Council. I know you've signed a statement of common ground or you have a statement of ground agreeing all the onshore landscape matters. But can I ask if you're satisfied with that response?

00:46:14:09 - 00:46:44:06

Yeah, sure. Accounts Council. I think the reason we were asking for 15 years was in terms of the landscape mitigation and that it wouldn't be achieved until the long term. So year 15. So whether it's embedded in the land or in IT requirement, we just want to ensure there's efficient controls in the decision that ensures that landscape mitigation is realised. It would be cleaner to have it and the requirement I think has more teeth if it's set out in a requirement.

00:46:46:10 - 00:46:57:13

Yeah. Otherwise it's its discussions and negotiations when the land submitted for final approval. But yeah, so long as there's a mechanism to ensure landscape mitigations achieved, as you know, we'd be satisfied either way.

00:46:57:22 - 00:47:00:21

But are you, are you satisfied that is there at the moment?

00:47:00:27 - 00:47:09:05

At the moment? No, I don't think it's explicit. I'd like to see it explicit that they the landscape will be maintained for the lifetime of the project.

00:47:12:05 - 00:47:14:16

Yeah, just to have that spelled out really in the lump.

00:47:15:06 - 00:47:15:28

Okay. Thank you.

00:47:17:17 - 00:47:19:00

Can applicant comments on that, please?

00:47:21:03 - 00:47:26:29

So I think it's something we will take our own look at the drafting of the of the plan.

00:47:27:24 - 00:47:28:19

Okay. Thank you.

00:47:31:21 - 00:47:54:16

A number of interested parties have suggested that the applicant could commit to some advanced planting in some areas where construction activities would not be focused. So, for example, in the southwestern area and maybe the south eastern area. So in terms of the mitigation, planting for the crematorium and for the properties along Glasgow Road,

00:47:56:23 - 00:47:59:29

is this something that the applicant could provide a further commitment to?

00:48:14:21 - 00:48:46:04

So it is done on behalf of the applicant. And I think that just the staging of the planting and recognizing that, you know, from there are requests for advance planting, I think as we've made clear this morning, the detailed design of the substation is and the and the design principles is very much

embedded within. Or would work in parallel with the the details of the landscape and ecological management plan.

00:48:47:24 - 00:49:22:08

We're happy to to put in provision that advance planting could be considered. I have to say my experience often. Any advance planting that does get put in ends up needing to be taken out because there are kind of because it's been put into early effectively, I don't think anybody would want that to happen. I think within the area that we're looking at to the south, potentially, there's also elements of the cable corridor and other elements of the works that may well need to go in in respect of drainage matters and things.

00:49:22:10 - 00:49:27:08

So it just it needs to be looked at in the round as as the development of the site comes forward.

00:49:29:10 - 00:49:34:14

But happy to happy to have a look at that as part of the OC review.

00:49:34:25 - 00:49:35:10

Thank you.

00:49:37:11 - 00:49:38:05

So.

00:49:40:03 - 00:49:46:06

Just the draft development consent order indicates a work number 30.

00:49:48:09 - 00:50:03:11

Nine a. On the land apartments. This is near the national grid substation. It's a temporary construction compound of up to 10,000 meters squared. Work number 38 for some pretty construction compound up to 37 and a half thousand meter squared.

00:50:04:28 - 00:50:25:27

Can you please explain why the areas look similar in size for these work numbers? If one temporary construction compound would be much larger than the other? Well, I think we looked at this from the on the site visit and some comment was made of perhaps it would be it would be located somewhere within that work. That's. No, no. But if you could just respond to that, please.

00:50:30:04 - 00:50:34:11

It might be useful to have a copy of the land for the works, but.

00:50:45:10 - 00:50:48:17

So that's the second and last second class and last pages.

00:50:53:25 - 00:50:55:15

I. Mr. Stevens, Do you have that?

00:50:58:05 - 00:50:58:20

Thank you.

00:51:06:21 - 00:51:27:25

Paul Carter on behalf of the applicant. So to deal with what number 37 a first, which I think is one that you referred to, which is to the South, the classical agreement, was that the one you were comparing?

Yeah, I think was 39. A 39 is the one adjacent to the national grid substation. Yeah. So if, if we could go to that page, the final page.

00:51:30:00 - 00:52:13:02

So yeah we into the house is perhaps that agreement striped area. As you mentioned, we sort of stood close to this area on the company site visit for the benefit of people that obviously obviously weren't there. We did discuss this point and that is a zone in which we will find a suitable temporary construction compound location. And and the reason it's a much larger zone than the size of the temporary construction compound would ultimately be is because in as we discussed, National grid would need to undertake works in this area in terms of the extension of that substation and also works to the overhead line towers coming off the 400 KV main line and into the substation.

00:52:13:24 - 00:52:44:28

Clearly, we don't have any certainty around where those works are happening, whether they're going to be at the same time as ours, whether construction compound is going to be. So we needed to ensure we had enough flexibility to site our construction compounds such that we can do it. And to go back to Mr. Christie's point, so in a way that all of those projects can come forward together in a sort of coordinated way on the grounds when construction is happening. If indeed that's necessary, it may be that the timing is such that there isn't a conflict, but we obviously need to ensure that we cater for the possibility that there is. So it will be found within that zone.

00:52:45:20 - 00:52:58:09

Okay. Thank you. I was going back to the plumber. Above that we point out the green lines, which we went to show what they were in terms of the work plant. They were kind of south east of work, number 31.

00:52:59:28 - 00:53:38:17

Yeah. So I think there are two questions you had on the company site. Is it one is the green hatching on top of the yellow? That's it. Yeah. So that is part of the incoming cable route where the cables may come round the side of the substation or through the corner of the substation and then come into the substation from the southeast. So that's why this green action on top of the yellow in which to work number does that relate to? 29. Okay. Which is the cable routes between the Broadway and the National Grid and the project substation, that short section of cable route, it sort of continues round the side of the substation.

00:53:38:26 - 00:54:11:10

I think you also asked maybe preempting your question about work number 29 and the there was hatching over the top of it. And what did that relate to? We've investigated that and it appears to be actually related to temporary mitigation, which is the same hatching we used to elsewhere. I think we need to endeavor to take a look at why it's hatched in that way, because it doesn't quite make sense to us why that would be hatched with maybe a G, etc.. So I think we need to investigate that and maybe put the revised versions of that.

00:54:11:12 - 00:54:22:18

What's plans in to update that if necessary? Okay. If you're updating that, then maybe it's worth just annotating that the green lines are worked on 29 as well. Understood. Understood. Thank you.

00:54:27:27 - 00:54:33:15

Okay. I'm going to move on to the next bullet point, unless anybody has any comments on that.

00:54:35:04 - 00:54:36:03

Yes, Mr. Davis.

00:54:37:18 - 00:54:42:17

Our mandate is to declare the sky that it

00:54:46:08 - 00:55:08:15

must suddenly ama small way to educate each other and to thread no mercy on us unless we're a two years in CARICOM literature and therefore a pronoun, a view in the family or part business of our.

00:55:11:13 - 00:55:28:07

Malcolm new elegant novel is shown on multivariate crepe book on ten dingy structure with a lot of red material online in it with our Glasgow arm. Ross quite a copy unless nay without the luck are.

00:55:30:16 - 00:56:02:17

Her coyote weak, couldn't eat so artificial. On it, you acquire a sedan again in age and bequeath your sublet yet if at all and embellish skate up a weakness. And Thomas Bortolotti Lord issue a statement that your Geico will quote reporters unless they allege and with. And a Camacho y ecclesia. The path. I laid it all but with glee of

00:56:04:05 - 00:56:11:06

my soul, and that they certainly had it for the company and the Copyright college and my head. You.

00:56:13:09 - 00:56:16:26

Kenny McCollum apart. And they're a couple.

00:56:18:19 - 00:56:49:13

Doing our new competition here. I get a manual copy, copycat eater, Ahmaud Arbery Pam behind it. And then on the big screen, I more Ariana warrior. Ah, copy your mail order copier again. Someone will make you can eat a total of. If you want to hire them. That's it. We came up with an idea. Everyone assumes we should have another techno like fashion with them though. The other on the interview.

00:56:49:15 - 00:56:52:17

Their coffee colored your other net. We will be

00:56:54:19 - 00:57:17:03

the result with you. So we just go through dog and the the 38 metre square. Single, a 30 meter by 30 meter, a 38 square meter. Goku black mano. Patient go with.

00:57:20:21 - 00:57:24:19

Thank you, Mr. Davis. The 38 metres. What was you referring to there? Please.

00:57:25:16 - 00:57:27:18

You mentioned it yourself

00:57:29:10 - 00:57:39:09

in the talk, but you said 38 square meter square, which is quite different to a 30 metres square metre.

00:57:40:01 - 00:57:45:05

It was in relation to the compound. Well what, 36,000 square metre.

00:57:45:07 - 00:58:10:09

What I'm trying to say is that you used the wrong English language. It. Technically, I see. Joyner. If I was working on 38 meter square, it would be 38 meters by 38 meters and not 38 square meters, which is quite different. It's a measurement by measurement. I don't know which one you were referring to.

00:58:12:05 - 00:58:19:26

Okay. I seem to remember referring to the the size of the compound, which was 37 and a half thousand square meters.

00:58:20:09 - 00:58:23:13

That's quite different, isn't it? What you said.

00:58:23:23 - 00:58:26:09

I'm sorry. I thought I said square meters.

00:58:27:02 - 00:58:38:12

No, no, you said the square. And a lot of people do the same mistake. Okay. There's quite a difference. You wouldn't have said that an Imperial. You would have said the square foot.

00:58:39:13 - 00:58:43:23

Okay. Thank you for your comment. Was the applicant like to respond to any of those points made?

00:58:44:29 - 00:58:46:27

Thank you, sir. Listen, on behalf of the applicant.

00:58:48:19 - 00:58:55:26

We will be discussing landscape and visual impacts. So I think we will be coming on to that. You have that as another

00:58:57:17 - 00:58:58:02

agenda

00:59:00:00 - 00:59:05:21

agenda item, so we can look in more detail at those landscape effects and on visual effects.

00:59:07:13 - 00:59:37:22

I think it is possibly worth clarifying that there is no intention of creating a new forest around this site. There will be planting and we've clearly indicated what that will be and we have offered to provide hard copies of documents to Mr. Davis. Again, if if you're available to talk through which documents it is that you would require.

00:59:38:03 - 01:00:12:25

Then I'm very happy to do that. I would say from my perspective, we are also working off electronic documents and that is something that is that is provided by the Planning Inspectorate. It's to do with the way that this process works. But like you, I do need hard copies as well as I'm not getting slightly older. So not that that's got anything to do with it, but as I've said, we're very happy to to provide hard copies of documents, if that would be of assistance and again, to take time at lunchtime to talk you through which one of those would be helpful.

01:00:14:29 - 01:00:18:12

Thank you for that. Mr. Beattie, you had a comment.

01:00:18:19 - 01:00:48:10

Thank you. You're going to be on behalf of the NPC. And just if I could just sort of by piece that there's been a response to written representations made on this. But and to the south of the classic road that there is in, it's understood to be an area of temporary splay I think it's referred to as Portland before to you seven on the DCO learning plans and forming parts of work number 34.

01:00:50:01 - 01:01:06:04

Could I just ask for more clarification as what is proposed there? I understand it's not intended, but perhaps if you could kind of the applicant quickly confirm whether there was the intention to acquire that parcel of land. I don't believe that that's the case, but perhaps if I could just ask for more

01:01:07:28 - 01:01:14:00

clarification of the intention, I believe it's to do with visibility splays

01:01:16:13 - 01:01:24:17

because I gather that roadside trees may be may need to be felled for that. And that's something that I know the

01:01:26:11 - 01:01:28:01

our client is concerned about.

01:01:39:18 - 01:01:41:21

On the works plan. I don't think it's particularly clear.

01:01:50:08 - 01:02:15:09

So it is done on behalf of the applicant. I understand that this is the area that Mr. BP is referring to, is to create a permanent visibility supply. And it isn't. We're not seeking acquisition of that land. We're seeking permanent rights over that land to maintain it as a visibility supply. It's not like it's designed.

01:02:20:09 - 01:02:42:14

May I ask another question, if I may? Of course. Thank you. If I just ask. Is it therefore the intention to foul the trees? And if that is the case, how will that boundary, will that boundary be reinstated in exactly the same place? And what will be the provision for reinstatement of trees or and where would they be?

01:02:46:00 - 01:03:02:01

It's a list done on behalf of the applicant that this will be part of the detailed design of the of the access into the site. And there will be a need to maintain vegetation at a height such that visibility is maintained.

01:03:04:06 - 01:03:11:16

It may involve some tree clearing at this stage. We we haven't done the detailed design, so I don't know to the extent to which that will be required.

01:03:13:04 - 01:03:19:24

Could I possibly ask whether they'll be in a possible the possibility of engagement at that time?

01:03:25:07 - 01:03:28:07

It is done on behalf of the applicant engagement with the landowner.

01:03:28:24 - 01:03:29:11

Yes.

01:03:31:14 - 01:03:37:08

I think that that is something that, yes, we can certainly we could certainly do.

01:03:39:01 - 01:03:39:20

Okay. Thank you.

01:03:41:23 - 01:03:45:15

Can I leave that with you to discuss outside of. Yes. Like going forward?

01:03:46:00 - 01:04:07:08

Yes, of course. If I may just ask one or more points made. Mention was made for provision of drawings. I'm afraid, based on the previous question that I raised on the indicative elevations, I've tried to find them on the on the website. And of course, I haven't been able to. I wonder if perhaps if I could have some assistance with that later on, if I may. Certainly. Thank you.

01:04:12:00 - 01:04:20:24

I think they may be 3D models of the proposed sites, but I'm not sure about elevations. But I'll leave that with you to discuss over lunch.

01:04:22:03 - 01:04:33:13

So Liz Dunlop helps out those 3D models with an annotated with the elevations and the heights in the heights for the purposes of. And one of the responses, I will highlight those documents.

01:04:35:12 - 01:04:36:08

Okay. Thank you.

01:04:37:25 - 01:04:43:11

I was a. I think is probably a good time to break before I move on to the next bullet point.

01:04:46:19 - 01:04:53:25

So it's currently 1259 and will adjourn until 1:00. Sorry, until 2:00.

01:04:55:23 - 01:04:56:21

Very quick lunch break

01:04:58:12 - 01:05:00:05

until 2:00. Thank you.